

For office use:

47493
Tracking No.

BP

Permit No.

\$203.00
Fee ReceivedMaine Land Use Planning Commission
Department of Agriculture, Conservation and Forestry**Expedited Building Permit**for residential development in Tomhegan Twp. within
the Brassua Lake Concept Plan**1. APPLICANT INFORMATION**

Applicant Name(s)

FRED PARKER

Daytime Phone

207 749 5844

FAX (if applicable)

Mailing Address

35 PARADISE LN.

Email (if applicable)

Town

N. WATERBORO ME 04101

State

Zip Code

2. PROJECT LOCATION AND PROPERTY DETAILS - TOMHEGAN TWP

Tax Plan and Lot Numbers (check tax bill)

LOT 54 PLAN 12

Book/Page Numbers (check deed)

3356/49

Lot size (in acres, or in square feet if less than 1 acre)

6.7 ACRES

Lot coverage (in square feet)

Please check one of the following located on Brassua Lake:

☒ Area A: 52 shorefront residential lots (Poplar Hill)☐ Area E: 1 shorefront residential lot (eastern shore)☐ Area F: 1 shorefront residential lot on the Brassua Lake's western shore☐ Area G: 4 shorefront residential lots on Brassua Lake's eastern shore**3. EXISTING STRUCTURES**Are there any structures on your property? If YES, fill in a line on the table for each existing structure. ☐ YES ☒ NO

Type of structure (dwelling, garage, deck, porch, shed, driveway, etc.)	Year built	Exterior dimensions (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest:				
				Road	Property line	Brassua Lake	Welland	

RECEIVED**JUN 23 2014****LUPC - GREENVILLE****4. PROPOSED ACTIVITIES**☐ Transfer of ownership. Provide the name of the previous owner or lessee of your property:☐ Installation of a new sewage disposal system, or expansion of an existing sewage disposal system.☒ New construction, reconstruction of existing structures, or changes to previously permitted structures. Fill in a line on the table below for each structure:

Type of structure (dwelling, garage, deck, porch, shed, driveway, etc.)	Proposal (check all that apply)								Exterior dimensions (LxWxH)	Distance (in feet) of structure from nearest:			
	New structure	Reconstruct	Expand	Relocate	deck/porch	Enclose foundation	Permanent setbacks	Change dimensions or	Other *	Road	Property line	Brassua Lake	Welland
GARAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	300	80	130	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

* Other. If you selected "Other" from the table above, describe in detail what you are proposing:

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5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:			
	Road	Property line	Brassua Lake	Wetland
Cleared area	300+	40	120	NA
Filled/disturbed area	300+	40	120	NA
What is the average slope of land between the area to be filled/disturbed and Brassua Lake or the wetland? ..				0 % <input type="checkbox"/> NA

6. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name	Daytime Phone	FAX (If applicable)
Mailing Address		Email (If applicable)
Town	State	Zip Code

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the Commission. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, the LUPC's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do Commission staff inspect buildings or enforce any provisions of that Code.

Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection" just prior to the application form)

☒ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s)

Date

Date

See Conditions of Approval and LUPC Authorization

THIS FORM IS NOT A VALID PERMIT UNTIL IT IS SIGNED BY AN AUTHORIZED LUPC REPRESENTATIVE.

NO CONSTRUCTION ACTIVITIES MAY BEGIN PRIOR TO YOUR RECEIPT OF A PERMIT.

THE COMMISSION MAY REQUIRE ADDITIONAL INFORMATION NOT ENCOMPASSED IN THIS APPLICATION.

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CONDITIONS OF APPROVAL (for Building Permits within the Brassua Lake Concept Plan)


1. The Development Restrictions of the Brassua Lake Concept Plan (ver. 10/2004), a copy of which is attached.
2. Construction activities authorized in this permit must be substantially started within 2 years and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
3. Structures authorized under this permit, as well as filled and graded areas and cleared openings created as part of construction activities authorized under this permit, must be located at least 100 feet from the normal high water mark of Brassua Lake, 50 feet from the access road, and 15 feet from all property boundary lines. In addition, structures authorized under this permit must be sited within the building envelope, as identified on the registered plat associated with the Subdivision Permit authorizing the creation of this parcel.
4. Structures authorized under this permit must be no higher than the screening vegetation or 25 feet, whichever is greater, except that structures located greater than 500 feet from Brassua Lake must be no higher than 40 feet.
5. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
6. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
7. Upon completion of the authorized structures within the terms of this permit, any existing structures to be removed from the lot and other construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
8. Soil disturbance must not occur when the ground is frozen or saturated.
9. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
10. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Once in place, such measures shall be maintained to ensure proper functioning. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day.
11. All temporary sedimentation and erosion control devices must be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
12. Exterior lighting on the lakeside of any authorized structures must be limited to 100 watts in aggregate, screened from lake view and directed towards the ground and/or the structure.
13. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
14. If the permittee holds interest in this parcel of land via a sales contract or other binding agreement, the permittee shall submit a copy of the deed transferring title of this parcel to the Commission upon final execution of such deed.
15. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
16. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. In addition, all conditions of the Subdivision Permit authorizing the creation of the permittee's parcel as they pertain to said parcel shall remain in effect.

LUPC AUTHORIZATION (for office use)

This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval above, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes, the provisions of the Commission's *Land Use Districts and Standards* (Chapter 10; ver. August 10, 2011), and the Brassua Lake Concept Plan (ver. 10/2004). Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.



LUPC Authorized Signature



Effective Date